



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
April 7, 2014**

PRESENT: Councillor Steve Craig
Councillor Tim Outhit
Ms. Ann Merritt
Mr. Brian Murray

REGRETS: Mr. Michael Cogan
Mr. Paul Russell

STAFF: Mr. Andrew Bone, Senior Planner
Mr. Alden Thurston, Planning Technician
Ms. Melissa Eavis, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online:
<http://www.halifax.ca/boardscom/NWPAC/NWPACPIMApril72014.html>

The meeting was called to order at 7:01 p.m., and the Committee adjourned at 8:38 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m.

2. PUBLIC PARTICIPATION

- 2.1** Case No. 18514 - Application by Clayton Developments, on behalf of Cresco Holdings Limited, to amend the Bedford South Secondary Planning Strategy and the Halifax Municipal Planning Strategy to enable the re-allocation of residential units, by development agreement, in the vicinity of the Larry Uteck Boulevard interchange, Bedford; as well as to amend the existing development agreement for Bedford West Sub-Area 9 and the development agreement for Wentworth/Bedford South.

Ms. Ann Merritt, North West Planning Advisory Committee Chair, introduced the Committee members, Councillors in attendance and staff. She provided a brief introduction to the case and introduced the Senior Planner on the case, Mr. Andrew Bone.

Mr. Bone made a presentation to the public outlining the planning process, applicable polices, the site and surrounding uses, the proposal and amendment requests.

Mr. Kevin Neatt, Associate Planner with Clayton Developments, made a presentation on behalf of the applicant. He discussed the history of the proposal, existing approvals, existing infrastructure, and the amendments being requested.

Ms. Merritt briefed the members of the public on the process and ground rules for the meeting and opened the floor up to comments.

Ms. Lorraine Rogers, a resident of Starboard Drive, asked staff what has been approved and if the permits have been issued.

Mr. Bone responded that four permits have been issued for grade alteration, blasting, topsoil removal and subdivision. He added that no permits for buildings have been issued at this point. He also clarified that the developer has the right to build only what has been approved and they are not permitted to build anything beyond the current agreement at this time.

Ms. Rogers asked if the density was approved, whether this would have an impact on the type of building constructed. Mr. Bone responded that there are broad definitions for building size and height and staff would have to make a determination as to whether the requirements were being met.

Ms. Rogers inquired as to the progress of the completion of Starboard Drive and whether the requested amendments could be contingent upon its completion. Mr. Bone responded that staff understands this is a community priority and they are investigating as to how this connection can be completed as soon as possible. Mr. Neatt stated that the developer needs to know what is

being planned, and in particular the densities being planned, prior to putting pipes in the ground. Mr. Bone added that Council has advised staff that this connection is a priority issue and it will be discussed in the staff report for this case.

Ms. Rogers stated that the traffic report is misleading, as this proposal will cause an increase in traffic. Mr. Bone replied that this issue would be considered during the staff review and advice from engineering staff would be sought.

Ms. Rogers also inquired as to which of the three options staff would be choosing to connect Transom Drive. Mr. Bone stated that Transom Drive would be connected to Peakview at an intersection of Starboard. Ms. Rogers also commented that a coffee shop is unnecessary.

Ms. Maureen Palmeter, a resident of Merrill Drive, asked how the development would impact the Wagner Avenue extension. She expressed concern regarding density and stated that she is trying to keep track of the density numbers. She noted that in a report, there was mention of fluctuating density allocations and solidification. Ms. Palmeter requested clarification on the meaning of those terms and whether excess density would be allocated to her neighborhood.

Mr. Neatt responded that it is unclear as to what the final design will be. He clarified that the single unit dwelling density numbers get solidified closer to construction time due to market fluctuations.

Ms. Palmeter stated that it is important for staff to be tracking the density numbers for this neighborhood to ensure Wagner Avenue does not end up with the excess density from across the highway. Mr. Bone affirmed that staff is aware of this situation and it will be a part of the review.

Mr. Joseph Daniel spoke on behalf of Cresco Holdings and stated that the current development agreement allows for twenty-four single family homes on that extension and the reason it has not progressed is because there is no servicing commitment from the Municipality. As the development is built out, the number of single-family dwellings that will be located on Wagner Avenue is between four and twenty-four and not more than that.

Mr. Charles Lineaux, a resident of Starboard Drive, stated that the consolidation of units and additional parkland is a good thing. He suggested that the developer seriously rethink the commercial node next to Starboard Place as this area is surrounded by four other commercial properties. He did not support a coffee shop in the commercial space, as litter would be an issue. He stated that single unit dwellings would be a more acceptable use for that site. He also noted that the proposed parkland area is unsuitable for development and will not be usable green space as they are steeply sloped.

Mr. Neatt responded that a portion of the proposed parkland area would be brought farther up to grade.

Mr. Lineaux also stated that he supports a trail being located along the water feature and circling back to Starboard Drive.

Mr. David Colville, a resident of Starboard Drive, agreed with previous commenters and stated that he has no issue with moving the density from one location to another. He also expressed support for the parkland proposal. He did not support the commercial uses being proposed and stated that the area should be dedicated parkland. Mr. Colville stated that neither a coffee shop nor residential uses would be appropriate on that site.

Mr. Brian Boyden, a resident of Starboard Drive, stated that the community urgently needs Starboard Drive to be completed. He also stated that in recompense, the park should be completed by finishing the tennis court and soccer field.

Mr. Neatt clarified that the uncompleted park is not within the Cresco Holdings lands. Mr. Bone added that the park referred to is likely owned by HRM.

Ms. Wendy McDonald, a resident of Warwick Lane, stated that in spite of the steep slope, the proposed parkland dedication is a positive aspect of the development. She inquired about the waterline trial that runs from Kearny Lake Road and asked that staff ensure connectivity from the pedway to Bedford West.

Mr. Bone responded that this would be reviewed by Halifax Water and with the Parks Department.

Ms. McDonald went on to state that tree retention is important as this area is a habitat for various wild life including bald eagles. She noted that biodiversity and wildlife habitat is important. She also inquired as to the 34-foot lots and whether these lots impeded snow removal and street parking.

Mr. Bone responded that standards have changed for these types of lots and attention has been paid to driveway access and parking requirements. He stated that the experience with these lot sizes in Bedford West has been positive and no significant issues have been brought forward.

Ms. McDonald stated that there does not appear to be additional space set aside for the construction of a school.

Mr. Bone responded that the Halifax Regional School Board is a review agency and has already commented on the existing development. As this proposal is not increasing the number of persons in the area, there would not be a significant impact on schools.

Ms. McDonald inquired as to the consideration of transit, connectivity and active transportation. She stated that the residents of Starboard Drive need a bus. She stated that these are key points that need to be considered. She also inquired as to the situation on Nine Mile River. Mr. Bone stated that he would double-check the timing on that issue.

Ms. McDonald also stated that the mapping is very confusing and should be more accessible to the public. She also stated that the vision presented is very positive and that aspects including parkland, trails, family living, and active living are well received.

Ms. Davena Davis, a resident of Fernly Park, asked if there were any provisions for pedestrian traffic and how pedestrians would traverse the traffic circles.

Mr. Bone replied that there are existing requirements for pedestrians. Within the traffic circles there are crossing points and there are connections across Larry Uteck Boulevard, which would become more apparent as the development is constructed.

A gentleman who had previously spoke, stated that on the proposed commercial site, parkland would be the best possible use.

Ms. Margo Duncan, a resident of Starboard Drive, inquired as to the scale of the development and whether it would impact her view. She also inquired as to the legal obligation to protect wetlands.

Mr. Neatt responded that the view would improve as the vegetation and foliage grows in. In terms of the wetlands, he stated that the Municipality has a Blasting By-law and a third party is ensuring the development meets those requirements.

Ms. Karen Lineaux, a resident of 530 Starboard Drive, stated that it appears the road is already infringing on the wetlands.

Mr. Bone responded that the crossing does infringe slightly and this was approved previously. He confirmed that there is a 50-foot buffer around the remainder.

Ms. Lorraine Rogers stated that a convenience store would be equally undesirable on the commercial use site.

Mr. Neatt explained that the commercial space site represents an allocation of density and moving that density elsewhere may be a possibility. If that site gets revised to parkland, the density would be relocated to another area. Mr. Bone clarified that the developer would not want to decrease their density allotment so that site would need to be developed or alternatively, the density could be shifted elsewhere within the development.

Ms. Rogers also asked if the community would be included in the meetings for the completion of Starboard Drive. Mr. Bone responded that there is an existing agreement and the next phase is required to be the completion of Starboard. They cannot proceed with that until the current proposal is completed.

Mr. Terry Hill, a resident of Starboard Drive, asked about blasting regulations and whether there would be significant disruptions.

Mr. Bone stated that residents could contact him and he would provide details on the Blasting By-law regulations.

Mr. Daniel clarified that there is no commitment as to what the community commercial uses will be on the site. This site has a density allotment of twenty-one people and that would have to be allocated elsewhere if the site is not developed as a commercial use.

Mr. John Beverage, a resident of Starboard, asked if there were any plans to complete the facility across Starboard Drive that has already undergone blasting and is currently rubble.

Mr. Bone responded that he has no information on that project but would look into it.

Mr. Bone provided closing comments and stated that residents may contact him with any additional comments or questions.

3. ADJOURNMENT

Meeting was adjourned at 8:38 p.m.

Melissa Eavis
Legislative Support